THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741878

Karen Johnson Davidson County
Batch# 899309 **DEEDWARR**
08/05/2022 10:06:48 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220805-0089229

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

William Pryor
Affiant

Subscribed and sworn to before me, this 2nd day of August, 2022.

Notary Public
My Commission Expires: 11/03/25

SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bill Clark 2116 Hobbs Road M-1 Nashville TN 37215	New Owner	Tax Parcel ID No. 131 02 0A 081.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JoAnn D'Andrea, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bill Clark**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit M-1 on the Plan of Hobbs House Condominium Apartments, a Horizontal Property Regime, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Peter D'Andrea and JoAnn D'Andrea, husband and wife, by Warranty Deed from Nancy M. Searcy, unmarried of record in Instrument No. 20130605-0057062, in the Register's Office of Davidson County, Tennessee, dated May 31,2013 and recorded on June 05, 2013. The said Peter D'Andrea having since died on May 22, 2018 leaving JoAnn D'Andrea as sole tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hobbs House Apartment Site, as recorded in Plat Book 4060, Page(s) 200.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Hobbs House Apartment Site, as recorded in Book 4595, Page 74.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hobbs House Condominium Apartments, as recorded in Book 5200, Page 54.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hobbs House Condominium Apartments Condominium of record in Book 5289, Page 515, as amended by instrument(s) of record in Book 5292, Page 958; Book 5293, Page 612; Book 7802, Page 299; Amendment of ByLaws in Book 6822, Page 893 and Book 7824, Page 974 and Appointment of Successor Trustee in Book 8483, Page 670; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Instrument Nos. 20130118-0006274 and 20151130-0120250.

This is improved property located at 2116 Hobbs Road M-1 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2022.

JoAnn D'Andrea

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JoAnn D'Andrea, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025